



## **10.5 Planning Proposal to Amend WLEP 2010 to Permit Development for the Purposes of Seniors Living at 6 Wiseman Road, Bowral**

Reference:	PN1701417, 5901
Report Author:	Senior Strategic Land Use Planner
Authoriser:	Coordinator Strategic Land Use Planning
Link to Community Strategic Plan:	Provide a mixture of housing types that allow residents to meet their housing needs at different stages of their lives and support affordable living

### **PURPOSE**

To consider a submission to amend Schedule 1 of Wingecarribee Local Environmental Plan (WLEP) 2010 to enable a seniors living development at 6 Wiseman Road Bowral.

### **VOTING ON THE MOTION**

Councillors are required to record their votes on this matter.

### **RECOMMENDATION**

**THAT** the Planning Proposal to amend Schedule 1 of Wingecarribee Local Environmental Plan (WLEP) 2010 to enable a seniors living development at 6 Wiseman Road, Bowral **NOT BE SUPPORTED**.

### **REPORT**

#### **BACKGROUND**

A Planning Proposal was lodged with Council by Hogan Planning requesting that Council consider an amendment to Schedule 1 (Additional permitted uses) of WLEP 2010 to enable a seniors living development on Lot 4 DP 829578, 6 Wiseman Road Bowral.

The proposal was assessed by Strategic Planning staff and discussed with Councillors at an Information Session on 14 March 2018.

#### **REPORT**

##### **Proposal**

The subject land is located at 6 Wiseman Road Bowral south of the East Bowral residential precinct as indicated in **Figure 1** below. The site covers an area of approximately 4

hectares. The land is zoned E3 Environmental Management with a minimum lot size of 40 hectares.

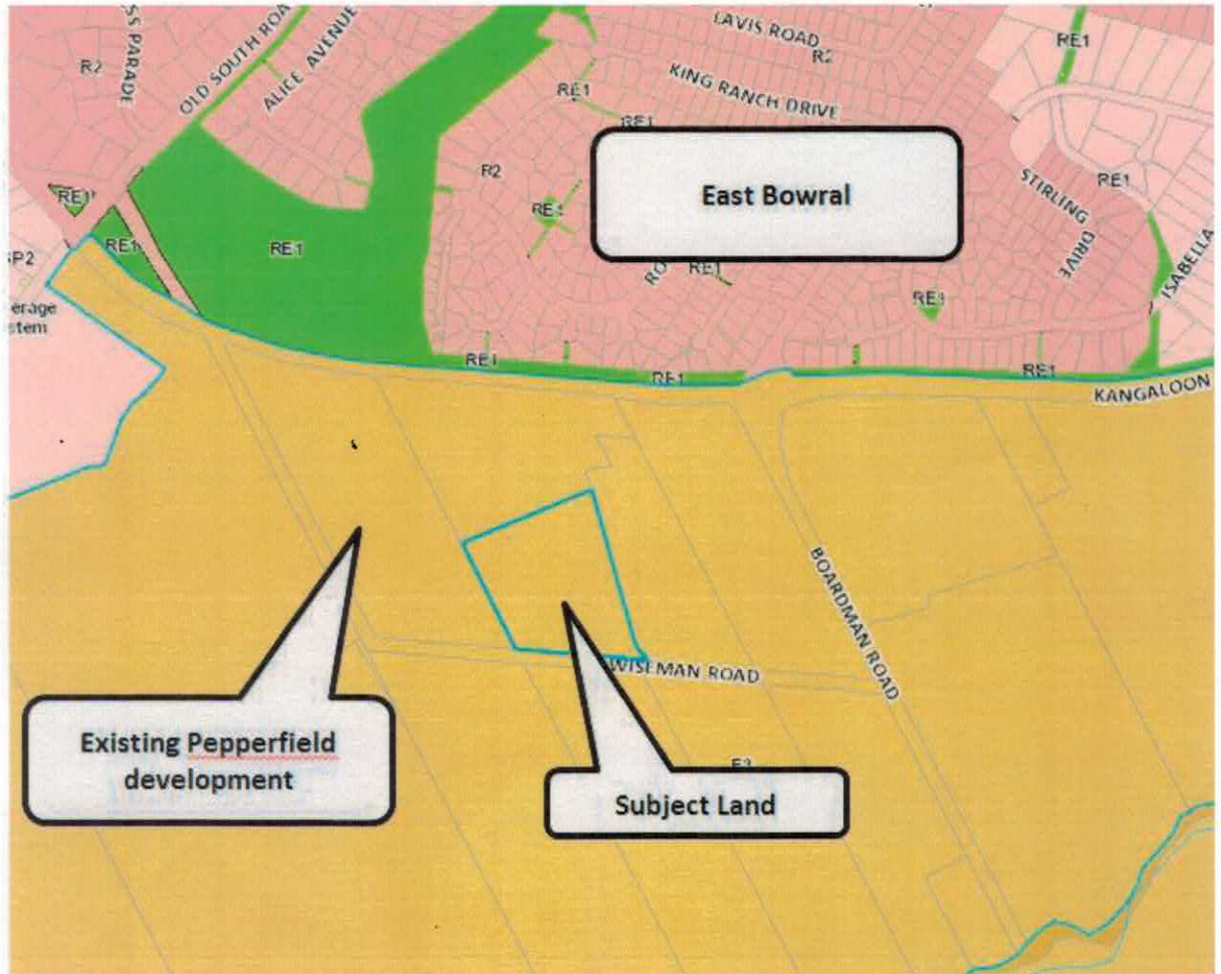


Figure 1

It is the intent of the Planning Proposal to seek to permit Seniors Living on the site which adjoins the Pepperfield Lifestyle Resort seniors living development on Lot 1000 DP 1117715 (Figure 2 below). It is further intended that both the subject land and the adjacent lot which contains the Pepperfield development be consolidated.

#### Strategic Assessment

The land adjoins the current 'Pepperfield Lifestyle Resort' (Seniors Housing) development as indicated in **Figure 2** below. It is noted that the Pepperfield development was not supported by Council and is the result of a Land and Environment Court determination.



Figure 2

Access to the site is via Wiseman Road which runs off Boardman Road South from Kangaloon Road.

It is noted that the northern portion of the site is flood prone land as indicated in **Figure 3** below.

It is further noted that there is no sewer infrastructure available to the site.

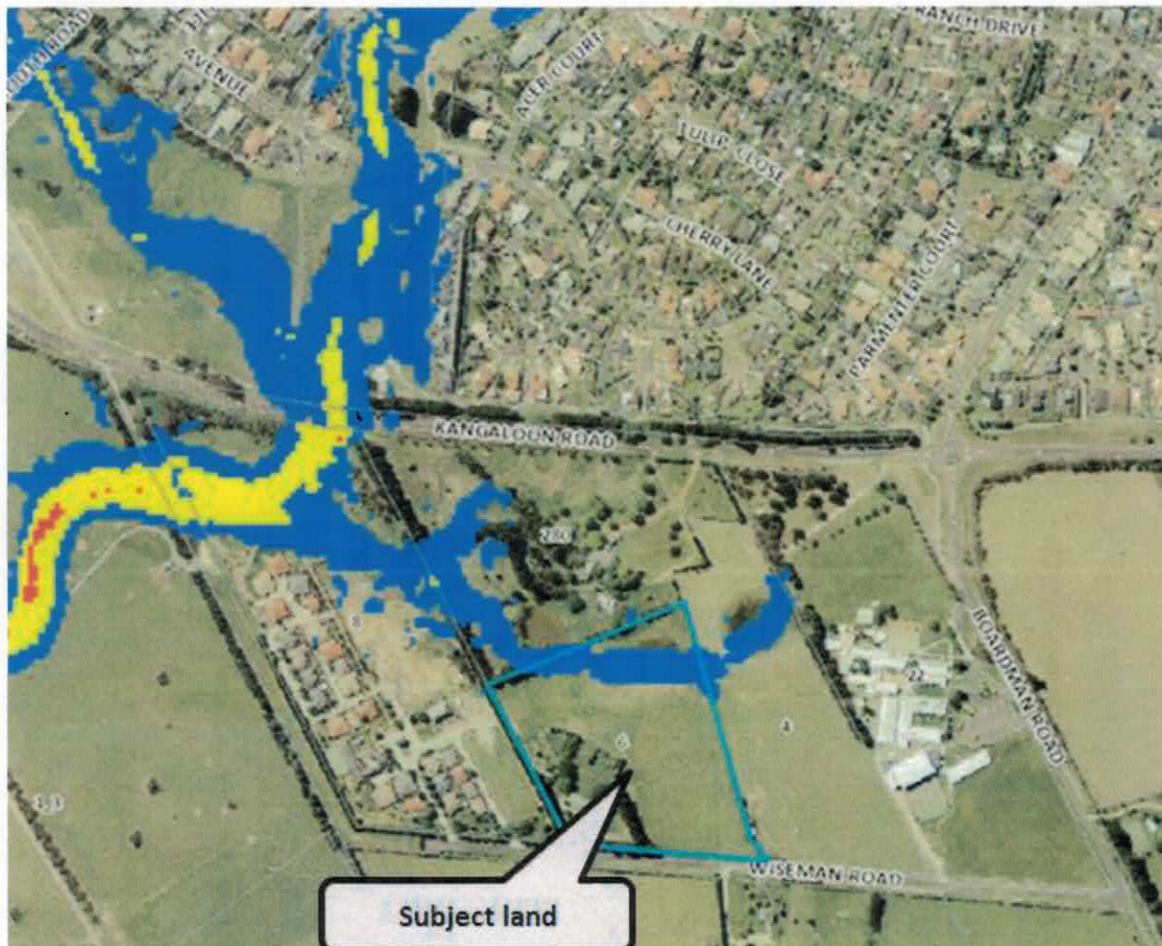


Figure 3

WLEP 2010 permits Seniors Housing within the R2 Low Density Residential and R3 Medium Density Residential zones where there is good access to facilities and services and where such housing can contribute to social mix.

It is noted that the Pepperfield development was not supported by Council and is the result of a Land and Environment Court determination. Major roads such as Kangaloon Road form significant barriers to mobility and can limit seniors to a reliance on their own car or some other form of private transport. There are no traffic lights or pedestrian crossing to facilitate movement across Kangaloon Road so public transport is not an option, or at least not in both directions.

Council did not approve the current Pepperfield development on which the current proposal now relies. Support for the current proposal could set a precedent for further applications resulting in an extensive seniors living enclave in a location where seniors housing is not permitted under WLEP2010.

### **Recommendation**

It is recommended that the proposal **NOT BE SUPPORTED**.

### **IMPACT ON COUNCIL'S FIT FOR THE FUTURE IMPROVEMENT PLAN**

There are no implications for Council's Fit for the Future Improvement Plan resulting from this report.

### **COMMUNICATION AND CONSULTATION**

#### **Community Engagement**

No community engagement would occur if the recommendation to the report is supported. If the submission is supported by Council a Planning Proposal would be prepared and lodged with the Department of Planning & Environment for a Gateway Determination. Community consultation would then occur in accordance with the Gateway requirements.

#### **Internal Communication and Consultation**

No internal consultation was undertaken as part of the strategic assessment of the proposal.

#### **External Communication and Consultation**

No external consultation would occur if the recommendation is supported. Any submission to amend WLEP 2010 which is supported by Council would be externally referred to relevant agencies for comment as required by the Gateway Determination.

### **SUSTAINABILITY ASSESSMENT**

- **Environment**

If the recommendation to the report is supported there are no environmental issues. However, if Council supports the proposal, adverse environmental impacts from residential development of land which does not have sewer infrastructure could occur.

- **Social**

If the recommendation to the report is supported there are no social issues. However, if Council supports the proposal, limited access to facilities and services may impact the wellbeing of future residents.

- **Broader Economic Implications**

There are no broader economic implications in relation to this report.

- **Culture**

There are no cultural issues in relation to this report.

## AGENDA FOR THE ORDINARY MEETING OF COUNCIL

Wednesday 09 May 2018

### REPORT DEPUTY GENERAL MANAGER CORPORATE, STRATEGY AND DEVELOPMENT SERVICES



- **Governance**

The submission has been considered in accordance with guidelines provided by the Department of Planning & Environment.

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#### **COUNCIL BUDGET IMPLICATIONS**

There are no budget implications associated with this report.

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#### **RELATED COUNCIL POLICY**

There are no other Council related policies.

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#### **OPTIONS**

The options available to Council are:

##### **Option 1**

Support the recommendation to this report to not amend Schedule 1 of WLEP 2010 to enable seniors living on the site.

##### **Option 2**

Not support the recommendation to this report.

Option 1 is the recommended option to this report.

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#### **CONCLUSION**

The Planning Proposal has been assessed and a recommendation made based on the content and intended outcome of the proposal. Council has consistently not supported the development of this location for senior living and Council continues to maintain that position.

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#### **ATTACHMENTS**

1. Planning Proposal to permit Housing for Seniors at 6 Wiseman Road Bowral

Mark Pepping  
Deputy General Manager Corporate, Strategy and Development Services

Friday 4 May 2018